

CHAPTER FIVE: PLANNING, ZONING, USE, AND DEVELOPMENT OF LAND AND IMPROVEMENTS

Subchapter 5.04: Building and Construction Regulations

Division 1: General

5.04.010 Application

(a) The provisions of this subchapter shall hereafter apply to the construction, alteration, moving, repair and use or maintenance of any building or structure, site and the equipment therein, within the Town of Colma.

(b) This Code shall be the primary source of regulations for the construction, addition to, alteration, repairs, relocations, or reconstruction of any building or any portion thereof including any electrical, mechanical, gas, plumbing, or fire protection equipment installed on any property or used on or within any building, and for the maintenance of existing buildings. It shall be unlawful for any person to perform any of the above in conflict with the provisions of the subchapter and the codes referred to herein.

[History: formerly § 5.401; ORD. 214, 7/13/77; ORD. 274, 9/17/81; ORD. 407, 12/13/89; ORD. 422, 3/13/91; ORD. 452, 5/12/93; ORD. 638, 12/14/05; ORD 738, 1/14/15]

5.04.020 Conflicts with Other Laws, Rules, etc.

In the event of any conflict between the Colma Building Codes and any law, rule or regulation of the State of California, that requirement – which establishes the higher standard of safety – shall govern. Failure to comply with such standard of safety shall be a violation of the Colma Building Code.

[History: formerly § 5.402; ORD. 214, 7/13/77; ORD. 274, 9/17/81; ORD. 407, 12/13/89; ORD. 452, 5/12/93; ORD. 638, 12/14/05; ORD. 738, 1/14/15]

5.04.030 Titles

The term "Colma Building Codes," means the collection of laws and regulations described in this subchapter, while the term, "Colma Building Code," refers to the particular code adopted by section 5.04.050 of this subchapter.

[History: formerly § 5.403; ORD. 214, 7/13/77; ORD. 274, 9/17/81; ORD. 407, 12/13/89; ORD. 452, 5/12/93; ORD. 638, 12/14/05; ORD. 738, 1/14/15]

5.04.040 [Reserved]

Division 2: Colma Building Codes

5.04.050 Colma Building Code Adopted

The 2013 Edition of the California Building Code contained in Part 2 of Title 24 of the California Code of Regulations, including Chapter 1, which incorporates and amends the 2012 Edition of

the International Building Code published by the International Code Council, with the changes, additions, and deletions set forth in the following section, is adopted by reference as the Colma Building Code.

[History: formerly § 5.405; ORD. 214, 7/13/77; ORD. 274, 9/17/81; ORD. 407, 12/13/89; ORD. 452, 5/12/93; ORD. 638, 12/14/05; ORD. 738, 1/14/15]

5.04.060 Administration of the Colma Building Codes

The following provisions of Chapter 1 of the California Building Code are hereby amended to read as follows:

(a) *Section 101.1 Amended.*

Section 101.1 is amended to state as follows: "These regulations shall be known as the Colma Building Code, hereinafter referred to as 'this code'."

(b) *Section 103 Amended.*

All references in section 103 to "Department of Building Safety" shall be deemed to refer to the Building Department of the Town of Colma.

(c) *Section 103.1 Amended.*

All references in section 103.1 to "Department of Building Safety" shall be deemed to refer to the Building Department of the Town of Colma.

(d) *Section 103.2 Amended.*

Section 103.2 is amended to state as follows: "The Building Official shall be appointed by the City Manager."

(d) *Section 105.5 Amended.*

Section 105.5, "Expiration," is amended to state as follows:

105.5 Expiration.

(a) Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if:

(1) the building or work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit;

(2) the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days; or

(3) the building or work authorized by such permit is not completed within two (2) calendar years from the issuance date of the permit.

(b) The permit holder shall adequately demonstrate to the Building Official that work has not been suspended or abandoned for a period of 180 days, or greater, by requesting and obtaining an inspection of any of those items identified in, and required by Section 109. Before such work can be recommenced, a new permit, or a renewed permit as specified below, shall be first obtained. No permit shall be renewed more than once.

(c) For permits where work has not commenced, a renewed permit may be obtained provided that: (1) no changes have been made or will be required in the original plans and specifications for such work; (2) the expiration has not exceeded two (2) years from the original issuance date; and (3) a fee equal to one half the amount required for a new permit is paid.

(d) For permits where work had commenced and was subsequently suspended or abandoned, a renewed permit may be obtained provided that: (1) No changes have been made or will be required in the original plans and specifications for such work; (2) the expiration has not exceeded two (2) years from the original issuance date; and (3) a fee equal to one half the amount required for a new permit is paid, except that where construction has progressed and has been approved to the point whereby only a final inspection is required, a fee equal to one quarter the amount required for a new permit shall be paid.

(e) For permits where construction activities have exceeded two (2) years beyond the issuance date or any extension thereof, a renewed permit is required. The renewed permit shall not be issued unless the permittee signs an agreement committing to complete the building, or at a minimum to complete all exterior work including but not limited to painting and landscaping, within a reasonable period of time as determined by the Building Official. The permittee shall post a completion bond in the estimated amount of the work remaining to be done.

(f) Any permittee holding an unexpired permit may apply for an extension of the time within which work under that permit may be continued when, for good and satisfactory reasons, he was unable to complete the work within the time required by this Section. The Building Official may extend the time for completion by the permittee for a period not exceeding six (6) calendar months upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented completion of the construction the work. No permit shall be

extended more than once. The Building Official may require the permittee to sign an agreement committing to complete the work within a reasonable period of time as determined by the Building Official and to post a completion bond in the estimated amount of the work remaining to be done.

(g) If the permittee fails to complete the work of construction within the time required, the permittee is subject to a civil penalty in addition to any other legal or equitable remedy available to the Town. The Building Official is authorized to abate any unsafe condition or nuisance created by such incomplete work. The amount of the civil penalty shall not exceed fifty dollars (\$50.00) per day for the first sixty (60) days, seventy-five dollars (\$75.00) per day for the next sixty (60) days, and one hundred dollars (\$100.00) per day thereafter. In setting the amount of the civil penalty, the following factors shall be considered: 1) whether the delay was beyond the control of the permittee, 2) any other justifiable reason for the delay, 3) the degree to which the construction site reduces property values, 4) the appearance of the construction site, 5) the estimated cost of the remaining work and overall project cost, 6) any other reasonable factor that bears on the appropriateness of the amount of the civil penalty. Any permittee may appeal the imposition of a civil penalty to the City Council. The Council shall hold a public hearing and determine whether there is a justifiable reason for all or a part of the delay and whether the amount of the civil fine is reasonable.

(e) *Section 109.2 Amended.*

Section 109.2, "Schedule of Permit Fees," is amended to state as follows:

For any work on buildings or structures which requires a permit and/or plan review, fees shall be paid in accordance with Resolutions and Ordinances that are established by action of the City Council of the Town of Colma, including Resolution 93-12.

The determination of value or valuation under any of the provisions of this Code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

(f) *Section 109.4 Amended.*

Section 109.4, "Work Commencing Before Permit Issuance," is amended by adding thereto the following:

That fee, for commencing work prior to permit issuance, may be equal to up to ten times the permit fee to a maximum amount of the \$5,000.00 as determined by the Building Official. This fee is in addition to the permit costs and any additional investigative fees.

(g) *Section 110.1 Amended.*

Section 110.1, "General," is amended by adding thereto the following:

Survey Stakes shall be provided prior to first inspection, and maintained so they are clearly visible until after the Certificate of Occupancy has been issued, except for repair or remodeling work which does not relate to setback requirements.

(h) *Appendix C. Adopted.*

Appendix C, "Group U Agricultural Buildings," is adopted as part of the Colma Building Code.

(i) *Appendix H Adopted.*

Appendix H, "Signs," is adopted as part of the Colma Building Code.

(j) *Appendix I Adopted.*

Appendix I, "Patio Covers," is adopted as part of the Colma Building Code.

[History: formerly § 5.406;; ORD. 274, 9/17/81; ORD. 407, 12/13/89; ORD. 452, 5/12/93; ORD. 638, 12/14/05; ORD. 738, 1/14/15]

5.04.070 Colma Residential Code Adopted

The 2013 Edition of the California Residential Code contained in Part 2.5 of Title 24 of the California Code of Regulations, including Chapter 1, which incorporates and amends the 2012 Edition of the International Residential Code published by the International Code Council, with the following changes, additions, and deletions set forth in the following section, is adopted by reference as the Colma Residential Code.

[History: formerly § 5.407; ORD. 274, 9/17/81; ORD. 407, 12/13/89; ORD. 452, 5/12/93; ORD. 638, 12/14/05; ORD. 738, 1/14/15]

5.04.080 Administration of Colma Residential Code

The following provisions of Chapter 1 of the California Building Code are hereby amended to read as follows:

(a) *Section R103 Amended.*

Section R103, "Department of Building Safety," is amended by replacing the phrase, "Department of Building Safety," with the phrase "Building Department of the Town of Colma."

(b) *Section R103.2 Amended.*

Section R103.2 is amended to state as follows: "The Building Official shall be appointed by the City Manager."

(c) *Section R105.5 Amended.*

Section R105.5, "Expiration," is amended to state as follows:

105.5 Expiration

(a) Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void if:

(1) the building or work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit;

(2) the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days; or

(3) the building or work authorized by such permit is not completed within two (2) calendar years from the issuance date of the permit.

(b) The permit holder shall adequately demonstrate to the Building Official that work has not been suspended or abandoned for a period of 180 days, or greater, by requesting and obtaining an inspection of any of those items identified in, and required by Section 109. Before such work can be recommenced, a new permit, or a renewed permit as specified below, shall be first obtained. No permit shall be renewed more than once.

(c) For permits where work has not commenced, a renewed permit may be obtained provided that: (1) no changes have been made or will be required in the original plans and specifications for such work; (2) the expiration has not exceeded two (2) years from the original issuance date; and (3) a fee equal to one half the amount required for a new permit is paid.

(d) For permits where work had commenced and was subsequently suspended or abandoned, a renewed permit may be obtained provided that: (1) No changes have been made or will be required in the original plans and specifications for such work; (2) the expiration has not exceeded two (2) years from the original issuance date; and (3) a fee equal to one half the amount required for a new permit is paid, except that where construction

has progressed and has been approved to the point whereby only a final inspection is required, a fee equal to one quarter the amount required for a new permit shall be paid.

(e) For permits where construction activities have exceeded two (2) years beyond the issuance date or any extension thereof, a renewed permit is required. The renewed permit shall not be issued unless the permittee signs an agreement committing to complete the building, or at a minimum to complete all exterior work, including but not limited to painting and landscaping, within a reasonable period of time as determined by the Building Official. The permittee shall post a completion bond in the estimated amount of the work remaining to be done.

(f) Any permittee holding an unexpired permit may apply for an extension of the time within which work under that permit may be continued when, for good and satisfactory reasons, he was unable to complete the work within the time required by this Section. The Building Official may extend the time for completion by the permittee for a period not exceeding six (6) calendar months upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented completion of the construction the work. No permit shall be extended more than once. The Building Official may require the permittee to sign an agreement committing to complete the work within a reasonable period of time as determined by the Building Official and to post a completion bond in the estimated amount of the work remaining to be done.

(g) If the permittee fails to complete the work of construction within the time required, the permittee is subject to a civil penalty in addition to any other legal or equitable remedy available to the Town. The Building Official is authorized to abate any unsafe condition or nuisance created by such incomplete work. The amount of the civil penalty shall not to exceed fifty dollars (\$50.00) per day for the first sixty (60) days, seventy-five dollars (\$75.00) per day for the next sixty (60) days, and one hundred dollars (\$100.00) per day thereafter. In setting the amount of the civil penalty, the following factors shall be considered: 1) whether the delay was beyond the control of the permittee, 2) any other justifiable reason for the delay, 3) the degree to which the construction site reduces property values, 4) the appearance of the construction site, 5) the estimated cost of the remaining work and the overall project cost, 6) any other reasonable factor that bears on the appropriateness of the amount of the civil penalty. Any permittee may appeal the imposition of the civil penalty to the City Council. The Council shall hold a public hearing the determine whether there is a justifiable reason for all or a part of the delay and whether the amount of the civil fine is reasonable.

(d) *Section R108.2*

Section R108.2, "Schedule of Permit Fees," is amended to state as follows:

For any work on buildings or structures which requires a permit and/or plan review, fees shall be paid in accordance with Resolutions and Ordinances that are established by action of the City Council of the Town of Colma, including Resolution 93-12.

(e) *Section R108.6 Amended.*

Section R108.6, "Work Commencing Before Permit Issuance," is amended by adding thereto the following:

That fee, for commencing work prior to permit issuance, may be equal to up to ten times the permit fee to a maximum amount of \$5,000.00 as determined by the Building Official. This fee is in addition to the permit costs and any additional investigative fees.

(f) *Appendix G Adopted.*

Appendix G, "Swimming Pools, Spas and Hot Tubs," is adopted as part of the Colma Residential Code.

(g) *Appendix H Adopted.*

Appendix H, "Patio Covers," is adopted as part of the Colma Residential Code.

(h) *Appendix J Adopted.*

Appendix J, "Existing Buildings and Structures," is adopted as part of the Colma Residential Code.

[History: formerly § 5.408; ORD. 274, 09/17/81; ORD. 407, 12/13/89; ORD. 452, 5/12/93; ORD. 638, 12/14/05; ORD. 738, 1/14/15]

5.04.090 Colma Electrical Code

(a) The 2013 Edition of the California Electrical Code contained in Part 3 of Title 24 of the California Code of Regulations, including Article 89, which incorporates and amends the 2011 Edition of the National Electrical Code published by the National Fire Protection Association, with the following changes, additions, and deletions, is adopted by reference as the Colma Electrical Code.

(b) Section 600.6, "Within Sight of the Sign," is amended by adding thereto the following:

Where power to a Sign Circuit is regulated by a master or house lighting controller for more than two separate signs, each separate sign shall have a disconnect switch located upon the sign or at an immediately adjacent gutter.

[History: formerly § 5.409; ORD. 407, 12/13/89; ORD. 452, 5/12/93; ORD. 638, 12/14/05; ORD. 738, 1/14/15]

5.04.100 Colma Mechanical Code

(a) The 2013 Edition of the California Mechanical Code contained in Part 4 of Title 24 of the California Code of Regulations, including Chapter 1, which incorporates and amends the 2012 Edition of the Uniform Mechanical code published by the International Association of Plumbing and Mechanical Officials, with the following changes, additions, and deletions set forth, is adopted by reference as the Colma Mechanical Code.

(b) Appendix F, "Sizing of Venting Systems Serving Appliances Equipped With Draft Hoods, Category I Appliances, And Appliances Listed For Use With Type B Vents," is adopted as part of the Colma Mechanical Code.

[History: formerly § 5.410; ORD. 452, 5/12/93; ORD. 638, 12/14/05; ORD. 738, 1/14/15]

5.04.110 Colma Plumbing Code

(a) The 2013 Edition of the California Plumbing Code contained in Part 5 of Title 24 of the California Code of Regulations, including Chapter 1, which incorporates and amends the 2012 Edition of the Uniform Plumbing Code published by the International Association of Plumbing and Plumbing Officials, with the following changes, additions, and deletions, is adopted by reference as the Colma Plumbing Code.

(b) Appendix A, "Recommended Rules for Sizing the Water Supply System," is adopted as part of the Colma Plumbing Code.

(c) Appendix B, "Explanatory Notes on Combination Waste and Vent Systems," is adopted as part of the Colma Code.

(d) Appendix C, "Alternate Plumbing Systems," is adopted as part of the Colma Plumbing Code.

(e) Appendix D, "Sizing Storm Water Drainage Systems," is adopted as part of the Colma Plumbing Code.

(f) Appendix I, "Installation Standards," is adopted as part of the Colma Plumbing Code.

(g) Appendix J, "Combination of Indoor and Outdoor Combustion and Ventilation Opening Design," is adopted as part of this Code.

(h) Appendix K, "Potable Rainwater Catchment Systems," is adopted as part of the Colma Plumbing Code.

[History: ORD. 661, 9/12/07; ORD. 713, 10/10/12; ORD. 738, 1/14/15]

5.04.120 Colma Energy Conservation Code

The 2013 Edition of the California Energy Code contained in Part 6 of Title 24 of the California Code of Regulations is adopted by reference as the Colma Energy Conservation Code.

[History: ORD. 661, 9/12/07; ORD. 689, 3/10/10; ORD. 713, 10/10/12; ORD. 738, 1/14/15]

5.04.130 Colma Historic Buildings Code

The 2013 Edition of the California Historic Buildings Code contained in Part 8 of the Title 24 of the California Code of Regulations is adopted by reference as the Colma Historic Buildings Code.

[History: ORD. 661, 9/12/07; ORD. 738, 1/14/15]

5.04.140 Colma Fire Prevention Code

(a) The 2013 Edition of the California Fire Code contained in Part 9 of Title 24 of the California Code of Regulations, including Chapter 1, which incorporates and amends the 2012 Edition of the International Fire Code published by the International Code Council, with the following changes, additions, and deletions, is adopted by reference as the Colma Fire Prevention Code.

(b) Chapter 1 Division II, Administration, is adopted, in its entirety, for the administration and enforcement of the provisions of the Colma Fire Prevention Code, excepting amendments as provided herein:

(1) Delete section 103.1, *General*.

(2) Replace section 103.2, *Appointment*, with the following:

103.2 Fire Code Official. The Colma Building Official shall serve as the Fire Code Official (aka, the Fire Marshal) and may delegate the responsibilities under this Code to qualified personnel retained by the Town.

(3) Replace section 105.3.3, *Occupancy Prohibited Before Approval*, with the following:

SECTION 105.3.3 FIRE DISTRICT APPROVAL REQUIRED.

No final inspection by the Building Official shall be made for occupancy of new or altered construction for uses regulated by the State Fire Marshal as listed in Chapter 1, Administration, Section 1.11, and no certificate of occupancy shall be issued and no occupancy or temporary occupancy shall be granted until the installation of the prescribed fire protection features and access ways have been completed and approved by the fire code official.

(4) Amend section 105.4, *Construction Documents*, to read as follows:

SECTION 105.4 CONSTRUCTION DOCUMENTS. Construction documents shall be in accordance with this section. When required by the fire code official, plans submitted to the local building official for a permit shall also be reviewed by the fire code

official to determine compliance with this code. Upon review a written report shall be returned to the local building official listing deficiencies or compliance with the code.

- (5) Amend section 109.3, *Violation Penalties*, to read as follows:

SECTION 109.3 VIOLATION PENALTIES. Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, instal, alter, repair or do work in violation of the aproved construction documents or directive of the Fire Code Official, or falsification of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable as set forth in section 1.05.010 of the Colma Municipal Code.

- (6) Adopt Chapter 4, *Emergency Planning and Preparedness*, in its entirety.

- (7) Amend the last sentence of Section 505, *Premises Identification*, to read as follows:

Numbers typically shall be a minimum of 4 inches in height with a minimum stroke of 0.5 inches for individual residential structures, and a minimum of 6 inches for commercial structures with a minimum stroke of 0.75 inches, or other approved sizes based on distances from roadways. In multi-tenant buildings, with rear doors, addresses shall also be posted upon those tenant space doors at the rear of the building. The numerals on rear doors may be 4 inches in height and 0.5 inches in stroke.

- (8) Add new section 507.5.7, *Fire Hydrant Standards*, to read as follows:

SECTION 507.5.7 FIRE HYDRANT STANDARDS. All fire hydrants to be installed, or replaced, shall be new, UL listed, or equivalent, wet-barrel type having a minimum of two 2-1/2 inch and one 4-1/2 inch outlets equipped with national standard threads.

- (9) Add new section 507.5.8, *Identification of Hydrants*, as follows:

SECTION 507.5.8 IDENTIFICATION OF HYDRANTS. With respect to fire hydrants located on public streets in commercial areas on public streets and on private access roadways where curbs exist, the curbs shall be painted red or otherwise appropriately marked for a distance of fifteen feet (15') in either direction from any hydrant and not less than three feet (3') on any one side. On public streets in residential areas the fifteen feet may be reduced to five feet – when approved by the Fire Code Official.

- (10) Amend section 903, *Automatic Sprinkler Systems*, by replacing sections 903.2 through 903.2.10.1 with the following:

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS.

903.2 WHERE REQUIRED. Notwithstanding the provisions of this Code or the provisions of any other codes applicable within the Town of Colma, an approved automatic fire extinguishing system shall be installed in the following:

- A. All new non-residential buildings having a total floor area of one thousand five hundred square feet or more, or;
- B. All new residential buildings, or;
- C. All new buildings or structures thirty feet (30') or more in height as defined in the California building code, or;
- D. Buildings or structures which are three (3) stories or more, irrespective of height, or;
- E. All group h occupancies, or;
- F. All new habitable basements, regardless of floor area, or;
- G. Existing residential structures which undergo any alteration or addition, or combination thereof, within a five (5) year period, wherein the area of alteration and/or addition, or combination thereof, exceeds seventy-five percent (75%) of the existing floor area, or;
- H. Existing non-residential structures which undergo any addition or alteration, or combination thereof, within a five (5) year period, wherein the area of alteration and/or addition, or combination thereof, exceeds seventy-five percent (75%) of the existing floor area, or;
- I. Non-residential buildings which undergo a change of use which results in a more hazardous occupancy classification as determined by the fire code official.

SPRINKLER EXCEPTIONS:

- 1. Mausoleum and columbarium structures as defined in the Cemetery Act, State of California; and
- 2. Where this code or the California Building Code, California Code Of Regulations Title 24, Part 2 is more restrictive.

903.2.1 AREA SEPARATION WALLS. The use of area separation walls may be used for area increases in accordance with the California Building Code, but shall not be used to negate

the requirements for an automatic fire extinguishing system as required by this section.

- (11) Add section 903.3.1.3.1, *NFPA 13D Sprinkler System Installation*:

903.3.1.3.1 INSTALLATION REQUIREMENTS. In addition to the requirements of NFPA 13D the following policy shall be followed:

PLAN REVIEW –

1. Applicant shall provide a copy of a recent (within past 6 months) water flow test report. The test report shall be supplied by the water purveyor and printed on the water purveyor's letterhead.
2. A two-head calculation is required for occupancies up to 3600 sq ft. When a single family residence cannot meet California minimum water flow or access requirements, additional water flow and/or sprinkler head calculations may be required.

INSTALLATION –

1. Approved back flow assemblies shall be installed in accordance with water department requirements.
2. Water meter size shall be not less than 1 inch, with equal size service unless the authority having jurisdiction makes exceptions.
3. When a hanger is being supported by a composite wood truss, pipe hangers shall have backing nuts on all threaded rods.
4. Approved annunciation devices shall be provided at locations designated by the authority having jurisdiction, BOTH EXTERIOR AND INTERIOR. External devices shall be an approved audible and visual sprinkler flow alarm. All notification appliances shall receive primary power from the kitchen refrigerator circuit.
5. The inspector's test valve shall be provided at the far remote-side of the system away from the riser AND BE CLEARLY IDENTIFIED.
6. The location of the riser shall be in accordance with the authority having jurisdiction and shall conform with any local Planning Department requirements.
7. Attic (pilot) heads, for fire detection, shall be installed in attics with greater than 30 inches of vertical space and have access for storage, or if mechanical equipment is in the attic.

Sprinkler heads shall be located at the attic access point and spaced every 30 feet on center at the ridgeline.

8. Sprinkler system main drains and Inspector's Test drains, SHALL BE CLEARLY IDENTIFIED, AND shall either discharge into a Sanitary Sewer or a landscape area large enough to contain the system contents, in accordance with Provisions of Municipal Regional Stormwater Permit.

INSPECTION REQUIREMENTS -

Inspections by the authority having jurisdiction shall consist of not less than:

1. A rough-installation inspection and hydro test, prior to concealing any components.
2. The hydro test shall be performed at 200 psi for a period of not less than 2 hours.
3. Underground piping system shall be flushed prior to connecting to the sprinkler riser.
4. Where concealed sprinkler heads are used a pre-final inspection shall be performed prior to the installation of the concealing plates to verify no presence of contaminants.
5. A Final inspection.

(12) Replace *section 903.4.2, Alarms*, with the following:

903.4.2 ALARMS. An approved audible and visual sprinkler flow alarm shall be provided on the exterior of the building in an approved location. An audible and visual sprinkler flow alarm shall be provided in the interior of the building in a normally occupied location. Multi-tenant buildings shall be provided with an audible and visual sprinkler flow alarm, manual pull station within each tenant space. Multi-story buildings, regardless of tenancy, shall be provided with an audible and visual sprinkler flow alarm and manual pull station at each floor level, in an approved location. All bathrooms shall be provided with visual notification appliances

(13) Replace *903.4.3, Floor Control Valves*, with the following:

903.4.3 FLOOR CONTROL VALVES. Approved supervised indicating control valves and water-flow switches shall be provided at the point of connection to the riser on each floor in multi-level buildings.

EXCEPTION: within individual dwelling units.

(14) Add item # 6 to section 1006.3:

6. All bathrooms, and paths of egress from those bathrooms to an exit discharge.

(c) THE following appendix chapters are adopted;

Appendix B	Fire-Flow Requirements for Buildings
Appendix C	Fire Hydrant Locations and Distribution
Appendix C	Fire Hydrant Locations And Distribution (For Schools)
Appendix D	Fire Apparatus Access Roads
Appendix F	Hazard Ranking
Appendix I	Fire Protection Systems – Noncompliant Conditions
Appendix J	Emergency Responder Radio Coverage

[History: ORD. 661, 9/12/07; ORD. 738, 1/14/15]

5.04.150 Colma Existing Buildings Code

The 2013 Edition of the California Existing Buildings Code contained in Part 10 of Title 24 of the California Code of Regulations is adopted by reference as the Colma Existing Buildings Code.

[History: ORD. 738, 1/14/15]

5.04.160 Colma Green Building Standards Code

(a) The 2013 Edition of the California Green Building Standards Code contained in Part 11 of Title 24 of the California Code of Regulations, with the following changes, additions, and deletions, is adopted by reference as the Colma Green Building Standards Code.

(b) Section 4.408, "Construction Waste Reduction, Disposal and Recycling," is amended by deleting Sections 4.408.1 through 4.408.5 and adding a new Section 4.408.1 to state as follows:

4.408.1 All construction and demolition work within the Town of Colma shall be in compliance with sections 5.04.260 through 5.04.350 of the Colma Municipal Code.

(c) Section 5.408, "Construction Waste Reduction, Disposal and Recycling," is amended by deleting Sections 5.408.1 through 5.408.1.4 and adding a new Section 4.408.1 to state as follows:

5.408.1 All construction and demolition work within the Town of Colma shall be in compliance with sections 5.04.260 through 5.04.350 of the Colma Municipal Code.

[History: ORD. 738, 1/14/15]

5.04.170 Colma Referenced Standards Code

The 2013 Edition of the California Referenced Standards Code contained in Part 12 of Title 24 of the California Code of Regulations is adopted by reference as the Colma Referenced Standards Code. At least one copy of said code is on file in the office of the Building Official and shall at all times be maintained by the Building Official for use and examination by the public.

[History: ORD. 738, 1/14/15]

5.04.180 Colma Housing Code

(a) The 1997 Edition of the Uniform Housing Code published by the International Conference of Building Officials, with the following changes, additions, and deletions, is adopted by reference as the Colma Housing Code.

(b) Section 203.1 is hereby deleted.

(c) Section 302 ("Fees") is amended in its entirety to read as follows:

Whenever work is required to be done under the provisions of this code, a building, plumbing, electrical or mechanical permit may be required by the Building Official prior to commencement of the work. Fees may be assessed pursuant to permit fee resolutions adopted by the City Council from time to time. If abatement proceedings are initiated against a property to gain compliance with the provisions of this code, all costs associated with the abatement shall be paid by the property owner pursuant to the provisions of subchapter 2.01 of the Colma Municipal Code.

(d) Section 1001.2 ("Inadequate Sanitation") is amended by adding the following:

16. Lack of an approved potable water supply.

[History: ORD. 738, 1/14/15]

5.04.190 Colma Abatement of Dangerous Buildings Code

The 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings as published by the International Council of Building Officials, as published by the International Code Council is adopted by reference as the Colma Abatement of Dangerous Buildings Code.

[History: ORD. 738, 1/14/15]

5.04.200 Interpretation

The provisions of these Codes are enacted for the public health, safety, and welfare and are to be liberally construed to obtain the beneficial purposes thereof as specified in Chapter 1 Division II "Administration" of the Colma Building Code.

[History: ORD. 738, 1/14/15]

5.04.210 Codes Available to the Public

A complete set of the above referenced Codes shall be maintained in the Building Department and shall be made available for review by the public.

[History: ORD. 738, 1/14/15]

Division 3: Hours of Construction

5.04.220 Standard Hours of Construction

(a) The City Council finds that regulation of construction noise is necessary to protect the public health and safety, and that construction noise at early or late times of the day is a nuisance to neighboring properties.

(b) As used in this subchapter, "construction" means any and all acts associated with the building, erection, creation, production, conversion, modification, or improvement to create any residential, commercial or industrial structure.

(c) Within any residential zone, including Planned Developments that include residential uses, or within a radius of 500 feet there from, no person shall operate equipment or perform any construction or repair work on any building, structure, or other project, where the operation of the equipment, or the performance of construction or repair work generates noises in excess of 85 decibels, as measured at the property line, between the following hours/days:

Monday Through Friday 7:00 PM through 7:00 AM

Saturday and Sundays 5:00 PM through 9:00 AM

Colma observed Holidays 5:00 PM through 9:00 AM

The Building Official may grant an exception for special conditions when requested in writing and approved by the Building Official. The above requirements do not apply to emergency repair work, work for public utility and street repair, street sweeping, garbage collection and emergency response warning systems.

(d) Within all other zones, construction hours shall be assigned on a project-by-project basis by the Building Official, or as established within a project's Conditions of Approval, based on evaluation of potential noise-related impacts on surrounding uses.

[History: Formerly § 5.04.110; Ord 661, 9/12/07; Ord 738, 1/14/15]

5.04.230 ADA Access During Construction

No person shall conduct any construction or repair work that interferes with or encroaches upon the public right-of-way unless that person establishes and maintains an accessible path of travel during construction for use by person with disabilities and posts adequate signage directing users to that path.

[History: Ord 713, 10/10/12; Ord 738, 1/14/15]

Division 4: Enforcement

5.04.240 Enforcement Responsibilities

(a) The Building Official of the Town of Colma, or the Building Official's authorized representative, shall enforce the provisions of this Code, acting for and on behalf of the Town of Colma.

(b) Pursuant to Section 13146, Health and Safety Code, the responsibility for the enforcement of building standards adopted by the State Fire Marshal and contained within these codes, relating to fire and panic safety and other regulations of the Office of the State Fire Marshal as they apply to Group R, Division 3 One and Two Family Dwellings, shall be delegated to the Building Official of the Town of Colma.

[History: ORD. 738, 1/14/15]

5.04.250 Violation and Penalties

(a) A willful violation of a lawful order of the Building Official issued pursuant to the Colma Building Codes is a misdemeanor, punishable as set forth in subchapter 1.05 of the Colma Municipal Code.

(b) A violation of any other provision of this subchapter is an infraction, punishable as set forth in subchapter 1.05 of the Colma Municipal Code, including paragraph (c)(4) of section 1.05.020..

(c) A violation of this subchapter shall also be deemed to be a public nuisance under section 2.01.060 of the Colma Municipal Code, and may be abated pursuant to the procedures set forth in subchapter 2.01 of the Code. The costs of abatement shall become a lien upon the property involved. Notwithstanding any other provision in subchapter 2.01, the authority granted the Code Enforcement Officer in subchapter 2.01 may also be exercised by a Colma Building Official. Specifically, but without limitation, the Colma Enforcement Officer or the Colma Building Official may issue Administrative Citations in accordance with the procedures set forth in subchapter 2.01 of the Colma Municipal Code.

[History: ORD. 738, 1/14/15]

Division 5: Recycling and Diversion of Construction and Demolition Debris

5.04.260 Finding and Purpose

The City Council of the Town of Colma hereby finds and determines that the Town is committed to protecting the public health, safety, welfare and environment; that in order to meet these goals it is necessary that the Town promote the reduction of solid waste and reduce the stream of solid waste going to land fills; that under California law as embodied in the California Waste Management Act (California Public Resources Code Sections 40000 et seq.), Colma is required to prepare, adopt and implement source reduction and recycling elements to reach reduction goals, and is required to make substantial reductions in the volume of waste materials going to landfill, under the threat of penalties of \$10,000 per day; that debris from demolition and construction of buildings and tenant upgrades represents a portion of the volume presently coming from Colma, and that much of said debris is particularly suitable for recycling; that Colma's commitment to the reduction of waste and to compliance with state law requires the establishment of programs for recycling and salvaging construction and demolition materials; the City Council recognizes that requiring demolition and construction debris to be recycled and reused may in some respects add modestly to the cost of demolition and in other respects may make possible some cost recovery and cost reduction; and that it is necessary in order to protect the public health, safety and welfare that the following regulations be adopted.

[History: ORD. 738, 1/14/15]

5.04.270 Definitions

For purposes of this chapter the following definitions apply:

- (c) "Builder" means any person or entity holding, or required to hold, a contractor's license of any type under the laws of the State of California, or who performs (whether as contractor, subcontractor or owner-builder) any construction, demolition, remodeling, or landscaping service relating to buildings or accessory structures in the Town of Colma.
- (d) "Construction" means all building, landscaping, remodeling, addition, removal or destruction involving the use or disposal of Designated Recyclable and Reusable Materials as defined in paragraph D below.
- (e) "Demolition and Construction Debris" means:
 - (1) Discarded materials generally considered to be not water soluble and non-hazardous in nature, including but not limited to steel, glass, brick, concrete, asphalt material, pipe, gypsum, wallboard, and lumber from the construction or destruction of a structure as part of a construction or demolition project or from the renovation of a structure and/or landscaping, and including rocks, soils, tree remains, trees, and other vegetative matter that normally results from land clearing, landscaping and development operations for a construction project.
 - (2) Clean cardboard, paper, plastic, wood, and metal scraps from any construction and/or landscape project.

- (3) Non-construction and demolition debris wood scraps.
 - (4) De minimis amounts of other non hazardous wastes that are generated at construction or demolition projects provided such amounts are consistent with best management practices of the industry.
 - (5) Mixing of construction and demolition debris with other types of solid waste will cause it to be classified as other than construction and demolition debris.
- (f) "Designated Recyclable and Reusable Materials" means:
- (1) Masonry building materials including all products generally used in construction including, but not limited to asphalt, concrete, rock, stone and brick.
 - (2) Wood materials including any and all dimensional lumber, fencing or construction wood that is not chemically treated, creosoted, CCA pressure treated, contaminated or painted.
 - (3) Vegetative materials including trees, tree parts, shrubs, stumps, logs, brush or any other type of plants that are cleared from a site for construction or other use.
 - (4) Metals including all metal scrap such as, but not limited to, pipes, siding, window frames, door frames and fences.
 - (5) Roofing Materials including wood shingles as well as asphalt, stone and slate based roofing material.

"Salvageable Materials" including but not limited to wallboard, doors, windows, fixtures, toilets, sinks, bath tubs and appliances.

[History: ORD. 738, 1/14/15]

5.04.280 Salvage and Recovery

- (a) Prior to demolition, the Builder shall make each structure planned for demolition available for salvage and recovery and shall recover the maximum feasible amount of designated Recyclable and reusable materials. Recovered and salvaged designated Recyclable and reusable materials from the deconstruction phase shall qualify to be counted in meeting the diversion requirements of this chapter.
- (b) Construction Debris and Demolition Debris may not be collected and removed from property in the Town except by a Franchisee, or a licensed construction or demolition contractor using its own employees, equipment and vehicles as an incidental part of a comprehensive service offered by such contractor, rather than as a hauling service, or the person actually generating the Construction or Demolition Debris. All Construction Debris and Demolition Debris shall be disposed of by such person at a licensed transfer station or a materials recovery facility. Notwithstanding anything to the contrary in this Code, the Collector may charge a fee for such services.

(c) Nothing in this subchapter or subchapter 3.05 shall prohibit the generator of Construction or Demolitions Debris from selling or donating such materials to a buyer or donee, provided that the generator may not pay the buyer or donee for collecting, removing or disposing of Construction or Demolition Debris.

[History: ORD. 738, 1/14/15]

5.04.290 Diversion Requirements

(a) The Builder shall divert at least the following specified percentages of the waste tonnage of demolition and construction debris generated from every demolition, remodeling and construction project from going to land fill by using recycling, reuse and diversion programs:

(1) Demolition: fifty percent (50%) of waste tonnage for projects which include concrete and asphalt waste, or fifteen percent (15%) of waste tonnage for projects which do not include concrete and asphalt waste;

(2) Re-roofing of homes with shingles or shakes as a separate project: fifty percent (50%) of waste tonnage;

(3) Construction and Remodeling: fifty percent (50%) of waste tonnage.

(b) Separate calculations and reports will be required for the demolition and for the construction portion of projects involving both demolition and construction.

[History: ORD. 738, 1/14/15]

5.04.300 Information Required Before Issuance of Permit

(a) Every applicant shall submit a properly completed "Recycling and Waste Reduction Form", on a form as prescribed by the Building Department, to the Building Department as a portion of the building or demolition permit process. The form shall contain an accurate estimate of the tonnage or other specified units of construction and/or demolition debris to be generated from construction and demolition on the site. Approval of the form as complete and accurate shall be a condition precedent to issuance of any building or demolition permit.

(b) The City Building Official shall, within 30 calendar days after the City has received an application for a construction or demolition project, determine, in writing, whether such application is complete and shall promptly transmit such determination to the applicant to the address indicated on the application form. In the event that the application is determined not to be complete, the City Building Official shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete.

[History: ORD. 738, 1/14/15]

5.04.310 Deposit Required

As a condition precedent to issuance of any permit for a building or a demolition permit that involves the production of solid waste destined to be delivered to a landfill, the applicant shall post a cash deposit in the amount of fifty dollars (\$50.00) for each estimated ton of

construction and/or demolition debris, but not less than one hundred dollars per unit for residential projects or one thousand dollars (\$1,000.00) for commercial, industrial or other projects. The deposit or cash bond shall be returned, without interest, in total or in proportion, upon proof to the satisfaction of the building official, that no less than the required percentages or proven proportion of those percentages of the tons of debris generated by the demolition and /or construction project have been diverted from landfills and have been recycled or reused. If a lesser percentage of tons or cubic yards than required are diverted, a proportionate share of the deposit will be returned. The deposit shall be forfeited entirely or to the extent that there is a failure to comply with the requirements of this chapter.

[History: ORD. 738, 1/14/15]

5.04.320 Exemption from Diversion and Deposit Requirements

(a) For construction or demolition projects where less than 1,000 lbs of waste has been calculated, and where in light of the facts and circumstances applicable to the project, including without limitation, the size of the project or the type of materials being removed (e.g., contaminated or non-recyclable material), it would be impossible or impractical for the Builder to comply with the diversion requirements set forth in Section 5.05.040 the Builder may seek a waiver of these requirements by filing a complete Town of Colma Waste Reduction Plan Waiver, available at the City Clerk's office, with the Building Official. The Building Official shall review the application and may waive the diversion and deposit requirements where he finds that: (1) the project is expected to generate less than 1,000 lbs of waste; (2) it would be impossible or impractical for the applicant to comply with the diversion requirements, given the nature of the project; and (3) the applicant shall maximize reuse and/or recycling of waste material generated by the project pursuant to the methods specified in its completed Town of Colma Waste Reduction Plan Waiver. The Building Official's determination regarding whether to waive the requirements shall be in writing and shall explain the bases supporting the determination.

(b) All other provisions of this subchapter shall apply to a project that is granted a waiver pursuant to subsection (a).

[History: ORD. 738, 1/14/15]

5.04.330 Administrative Fee

As a condition precedent to issuance of any permit for a building or a demolition permit that involves the production of solid waste destined to be delivered to a landfill, the applicant shall pay to the Town a cash fee sufficient to compensate the Town for all expenses incurred in administering the permit. The amount of this fee shall be determined in accordance with the then current resolution of the City Council determining the same, and shall be specified in the Town's Master Fee Schedule.

[History: ORD. 738, 1/14/15]

5.04.340 In-Site Practices

During the term of the demolition or construction project, the Builder shall recycle or divert the required percentages of materials, and keep records thereof in tonnage or in other

measurements approved by the Building Department that can be converted to tonnage. The Building department will evaluate and monitor each project to gauge the percentage of materials recycled, salvaged and disposed from the project. The required diversion of a minimum of the required percentages of the demolition and construction debris will be measured separately with respect to the demolition segment and the construction segment of a project where both demolition and construction are involved. To the maximum extent feasible on-site separation of scrap wood and clean green waste in a designated debris box or boxes shall be arranged, in order to permit chipping and mulching for soil enhancement or land cover purposes. In order to protect chipping and grinding machinery, metal and other materials which cannot be chipped or ground shall not be placed in such boxes. On-site separation shall be undertaken for wallboard to the extent feasible on new construction.

[History: ORD. 738, 1/14/15]

5.04.350 Reporting

Within sixty (60) days following the completion of the demolition project, and again within sixty (60) days following the completion of the construction project, the Builder shall, as a condition precedent to final inspection and to issuance of any certificate of occupancy, submit documentation to the Building Department to establish compliance with the requirements of Section 5.05.040. The documentation shall consist a final completed "Recycling and Waste Reduction Form" showing actual data of tonnage of materials recycled and diverted, supported by originals or certified photocopies of receipts and weight tags or other records of measurement from recycling companies, deconstruction contractors and/or landfill and disposal companies. Receipts and weight tags will be used to verify whether materials generated from the site have been or are to be recycled, reused, salvaged or otherwise disposed of. If a project involves both demolition and construction, the report and documentation for the demolition project must be submitted and approved by the Building Department before issuance of a building permit for the construction project. In the alternative, the permittee may submit a letter stating that no waste or recyclable materials were generated from project, in which case this statement shall be subject to verification by the Building Department. Any deposit posted pursuant to Section 5.05.060 shall be forfeited if the permittee does not meet the timely reporting requirements of this section.

[History: ORD. 738, 1/14/15]